

**CONDITIONS OF APPROVAL  
LD2004-0034**

**A. Prior to any construction beginning for this proposal, the applicant shall:**

1. Show that all applicable conditions of approval from the original Land Division (LD2003-0022) approval are met. (Development Services Div. / SNK)
2. Submit a revision to the site development permit to the City Site Development Division for the Blackstone Subdivision (SD2004-0025) showing the approved modifications. (Site Development Div / JJD)
3. Pay the cost estimate and additional plan review fee prior to final plan revision approval for the second phase of construction. The existing security for the subdivision shall remain in place until all the improvements have been constructed for the entire subdivision and accepted by the City, or as otherwise determined by the City Engineer. (Site Development Div / JJD)
4. Submit a revised Landscaping Plan showing landscaping for the southeast corner of Lot No. 17. (Development Services Div. / SNK)
5. Submit a revision to the Site Development Permit confirming the improvements on SW 155<sup>th</sup> Avenue will be constructed as part of Phase 1 of the subdivision. (Development Services Div. / SNK)
6. Submit a plan showing that the retaining wall system for Lots 14 through 17 is concrete block with the Site Development Permit that includes a cap on the top of the retaining wall as shown as one of the examples on the applicant's wall exhibit. (Development Services Div. / SNK)

**B. Prior to final plat approval, the applicant shall:**

7. Ensure that all applicable conditions of approval contained in the previous Land Division approval (LD2003-0033) are met. (Development Services Div. / SNK)
8. Record an easement at the southeast corner between the retaining wall and the public right-of-way as part of the Phase 2 Final Plat. The easement shall provide property owners of the subdivision suitable access to maintain the area. (Development Services Div. / SNK)

**C. Prior to issuance of an occupancy permit for Lot 17, the applicant shall:**

9. Ensure coniferous trees, having been balled and burlapped or grown within suitable containers for one year, are planted. Each tree shall be a minimum of 6 feet in height, except that dwarf and compact varieties may be approved at any size. All trees shall be fully branched and adequately staked at the time of planting. (Development Services Div. / SNK)
10. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Development Services Div. / SNK)
11. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Development Services Div. / SNK)
12. Ensure landscaped areas approved to be planted in lawn have sod installed between November 1 and March 1, and between June 1 and September 1 of the year. Grass seed is approved as an option at other times of the year. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Development Services Div. / SNK)